

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 83 |        | ORVIS RD, ARLINGTON   |

## OWNERSHIP

|           |                   |        |       |            |
|-----------|-------------------|--------|-------|------------|
| Owner 1:  | MIRABELLA LISA L  |        |       |            |
| Owner 2:  | CACCIOLA THOMAS B |        |       |            |
| Owner 3:  |                   |        |       |            |
| Street 1: | 83 ORVIS RD       |        |       |            |
| Street 2: |                   |        |       |            |
| Twn/City: | ARLINGTON         |        |       |            |
| St/Prov:  | MA                | Cntry: |       | Own Occ: Y |
| Postal:   | 02474             |        | Type: |            |

## PREVIOUS OWNER

|           |                         |        |  |
|-----------|-------------------------|--------|--|
| Owner 1:  | MIRABELLA LINDA CIANO - |        |  |
| Owner 2:  | CIANO FRANK J -         |        |  |
| Street 1: | 144 EAST EMERSON RD     |        |  |
| Twn/City: | LEXINGTON               |        |  |
| St/Prov:  | MA                      | Cntry: |  |
| Postal:   | 02420                   |        |  |

## NARRATIVE DESCRIPTION

This parcel contains 6,018 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1868 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

[illegible]

|              |         |              |      |             |     |            |                |           |        |         |            |        |         |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.13815 | Total SF/SM: | 6018 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 480,434 | Spl Credit | Total: | 480,400 |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size                      | Building Value | Yard Items | Land Value | Total Value     |
|-------------------------|--------------------------------|----------------|------------|------------|-----------------|
| 101                     | 6018.000                       | 332,100        |            | 480,400    | 812,500         |
|                         |                                |                |            |            |                 |
|                         |                                |                |            |            |                 |
|                         |                                |                |            |            |                 |
| Total Card              | 0.138                          | 332,100        |            | 480,400    | 812,500         |
| Total Parcel            | 0.138                          | 332,100        |            | 480,400    | 812,500         |
| Source: Market Adj Cost | Total Value per SQ unit /Card: |                |            | 435.07     | /Parcel: 435.07 |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 332,200    | 0         | 6,018.    | 480,400    | 812,600     | 812,600       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 261,600    | 0         | 6,018.    | 510,500    | 772,100     | 772,100       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 260,800    | 0         | 6,018.    | 372,300    | 633,100     | 633,100       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 260,800    | 0         | 6,018.    | 324,300    | 585,100     | 585,100       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 260,800    | 0         | 6,018.    | 276,200    | 537,000     | 537,000       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 246,500    | 0         | 6,018.    | 270,200    | 516,700     | 516,700       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 246,500    | 0         | 6,018.    | 222,200    | 468,700     | 468,700       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 246,500    | 0         | 6,018.    | 211,400    | 457,900     | 457,900       |               | 12/13/2012 |

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

| Date       | Result      | By  | Name    |
|------------|-------------|-----|---------|
| 10/15/2020 | Mail Update | JO  | Jenny O |
| 11/3/2013  | MEAS&NOTICE | HS  | Hanne S |
| 5/20/2009  | Measured    | 189 | PATRIOT |
| 9/22/1999  | Mailer Sent |     |         |
| 9/22/1999  | Measured    | 264 | PATRIOT |
| 8/23/1993  |             | PC  | PHIL C  |
|            |             |     |         |
|            |             |     |         |
|            |             |     |         |

Sign:

VERIFICATION OF VISIT NOT DATA

/  /



***Patriot***  
Properties Inc.

## USER DEFINED

|                |      |
|----------------|------|
| Prior Id # 1:  | 6166 |
| Prior Id # 2:  |      |
| Prior Id # 3:  |      |
| Prior Id # 1:  |      |
| Prior Id # 2:  |      |
| Prior Id # 3:  |      |
| Prior Id # 1:  |      |
| Prior Id # 2:  |      |
| Prior Id # 3:  |      |
| ASR Map:       |      |
| Fact Dist:     |      |
| Reval Dist:    |      |
| Year:          |      |
| LandReason:    |      |
| BldReason:     |      |
| CivilDistrict: |      |
| Ratio:         |      |
|                |      |
|                |      |

